

I. PROCEDURES

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| A. Call to Order | Mayor Edes called the meeting to order at 7:00 p.m. |
| B. Roll Call | Members present: Mayor Edes, Vice-Mayor Hiemenz, Councilmen Hamby, Moore, Dent and Young. Present from staff: Dennis Wells, City Manager, Carolyn Smith, City Clerk, Harry Holmes, Planner, Ron Stilwell, Water Superintendent and Joe Duffy, Finance Director |
| C. Pledge of Allegiance | Mayor Edes led the pledge, and Councilman Hamby led the invocation. |
| D. Adopt Agenda | Councilman Dent moved to adopt the agenda. Councilman Hiemenz seconded. Motion carried. |
| E. Approval of minutes of December 14, 2006 | Councilman Dent moved to approve the December 14, 2006 minutes as presented. Councilman Moore seconded. Motion carried. |

II. PUBLIC PARTICIPATION

None

III. PRESENTATIONS

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| A. Glider Sport Institute of Soaring Technology presentation regarding their interest in the airport: Dan Howell | Bill Conley, Airport Caretaker, introduced Dan Howell of Glider Sport Institute who said they are a research facility and school affiliated with Penn State, with whom they have an ongoing intern program. They are non-profit and want to move here from Lake Elsinore, California. They build sail planes and expect to have about 20 students. They want to lease land at the airport and partner with the School District and the City. They won't bring in high revenue, but are not asking for any subsidy. They are comfortable with the current economic level and growth here and want a long term commitment. They will build a 15,000 sq. ft. building and campus. Dennis and Joe will meet with company representatives to work out a formal proposal. |
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IV. CONSENT AGENDA

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| B. Approval of Purchase Orders: J. Duffy | Councilman Hamby moved to accept the Consent Agenda as presented. Councilman Hiemenz seconded. Motion carried. |
| C. Approval of the December check register: J. Duffy | |

<i>V. NON-CONSENT AGENDA</i>	<i>ITEMS</i>
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| D. Nominations, discussion and decision regarding the vacant Council seat: K. Edes | Mayor Edes explained that he will take nominations and the vote will be by voice to comply with the open meeting law. |
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Mayor Edes nominated Carol Glassburn and said that Jean Ellen Kegler had withdrawn her submission. Councilman Moore nominated Dr. Wurgler and Councilman Dent nominated Frank McNelly and submitted a letter from past Councilman Carpenter endorsing Mr. McNelly.

Carol Glassburn said she would serve at the Council's pleasure but felt she is more effective in her volunteer efforts, outside the "restraint" the Council endures.

Dr. Wurgler said he appreciates the opportunity to serve. He's a good listener, logical & fair. He said he hasn't made up his mind about the Theme Park & could vote unbiased if the item comes before Council.

Councilman Dent said Frank McNelly fits into Councilman Carpenter's seat well as they are similar in their views. Frank is a lifelong resident and a common man with P&Z experience. He couldn't be here tonight as he is working out of town.

The vote was taken as follows:
Mayor Edes voted for Carol Glassburn
Councilmen Young, Hamby and Moore voted for Dr. Wurgler.
Councilman Dent & Hiemenz voted for Frank McNelly.

Dr. Wurgler was appointed to the Council seat vacated by Pat Carpenter and will take the seat at the 1/25/07 meeting.

Recess to Board of Adjustments

Council recessed to Board of Adjustments at 7:29

Hearing on the request for variance for Wild West Junction to adjust their "line of sight" at the corner of Lewis and Railroad Ave: Mike DuCharme

There was no public participation.

Mike DuCharme is putting in a wedding chapel /church on the corner of Lewis and Railroad where there is already a tin building. The line of sight called for is 30 feet but he will have only 16 feet. Lewis is a small street and Railroad is one way, east to west, where the line of sight is adequate. He asked for a variance to allow the shorter line of sight to the left.

Reconvene Regular Meeting

Regular session reconvened at 7:31

E. Discussion and decision regarding the request for zoning variance Wild West Junction: C. Smith

Councilman Moore said he had looked at the site and moved to approve the variance. Councilman Hiemenz seconded. Motion carried.

F. Presentation, discussion and decision regarding the Guaranteed Maximum Price for the Wastewater Treatment Plant: D. Wells

Dennis Wells said there had been a lot of effort put into this agreement and staff recommends approval. John Ulinski of Pinnacleone said this was a team approach & they had worked to get the best value for the City. This is a lump sum amount with CDM. He introduced Doug Kolbrick, Rob Bryant, Dave Campbell of CDM, and Trevor Thompson who will be construction manager on site. Doug said the final sum is \$12.25 million, down from \$15 million. Rob said they had 30% plans in October and construction will be in 3 stages. The plan allows future expansion. The easement for noise & odor is in process. The effluent at the golf course will be better with the same class of permits. Dave said they are scheduled to start 2/9/7 and finish in June '08.

Councilman Dent asked about the odor easement. Cost to install better filters is \$1 to \$2 million with appx. \$120,000 yearly in operating cost. Dennis said the easements were less than expected; from 1000 to 750 feet and we can address the issue through ordinance. Councilman Hamby said bad odor will affect future development. Dennis said the current ponds produce much more odor than the new plant will and the current

residents haven't complained. Ron Stilwell, Water Superintendent, said he's visited 5 or 6 plants & there is no odor problem. Rob said this will be the same odor as at Holbrook. Bernie said he visited there & there was no odor. Doug said the worst potential odor is enclosed in the building.

Councilman Dent said we have to buy the easement or spend 10% more on odor control and asked what property was involved. Dennis said the GCR Locomotive shop and Bob Morales' property. Doug said the construction could start without the easements and operations could start while the property was condemned if that was necessary. ADEQ has new rules that say the City sets the shorter set backs if they can justify the amount of odor.

Ron said in 5-10 years we will need filtration. Dennis said to go from class B to A+ would cost \$8-900,000.

Councilman Dent asked about financing. Joe Duffy said we would raise rates 2 times over 2 years to cover the full debt.

Councilman Hiemenz said to look into the ordinance process regarding the easement. Mayor Edes said the easement issue doesn't change the \$12.25 million price & we'll have to buy the easement or the filters anyway. If we wait the construction will be more expensive.

Councilman Moore moved to approve the lump sum price of \$12.25 million for the wastewater treatment plant. Councilman Hamby seconded. Motion carried.

G. Discussion and decision regarding the request for 2 golf carts for the Chamber Ambassadors: C. Glassburn

Councilman Dent moved to give 2 golf carts to the Chamber Ambassadors. Councilman Hiemenz seconded. Motion carried.

H. Discussion and decision regarding Buckskinner Park and the request for continued camping and shooting: D. Wells

Dennis said Rose Newbold, Recreation Director, recommended moving camping and shooting elsewhere. The lead at the dam has been remediated. Rendezvous Days is historic in town but we have limited space and the shooting range at Kaibab will soon be done. Ron Stilwell said there has been past damage to the dam and

lead in the water from shooting.

Mayor Edes said the lead content is small and while there is more development in the area they can shoot into the range.

Councilman Moore moved to allow Rendezvous Days this year as the last year. Councilman Dent seconded. Motion carried.

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| I. Discussion and approval of Resolution #1205; adopting an internal grievance procedure for resolving complaints regarding the Americans with Disabilities Act: C. Smith | Carolyn said this resolution will bring us into compliance with the ADA rules. Councilman Hamby moved to approve Resolution #1205. Councilman Moore seconded. Motion carried. |
| J. Discussion and approval of Resolution #1206 adopting a Fair Housing Policy: C. Smith | Carolyn said this resolution is required by the CDBG grant. Councilman Hamby moved to approve resolution #1206. Councilman Young seconded. Motion carried. |
| K. Discussion and awarding of bid for the Brush Truck: J. Duffy | Joe said the Fire Dept. recommends rejecting this bid and re-bidding the truck with different requirements. Councilman Moore moved to deny this bid and re-bid the truck. Councilman Hamby seconded. Motion carried. |
| L. Discussion and decision authorizing a City Commercial Credit Card program: J. Duffy | Joe said the City has too many different cards in use and it's hard to track usage. He proposed every department get their own card with limits on amounts and types of purchases. He will be able to monitor online.

Councilman Moore moved to approve the Credit Card Program. Councilman Young seconded. Motion carried. |
| M. Discussion and decision regarding the Lease Purchase Provider: J. Duffy | Joe said he got bids from 3 companies to lease/purchase \$120,000 for equipment. Chase has the best rate at 3.81%. Councilman Dent moved to approve Chase as lease/purchase provider for the City. Councilman Hamby seconded. Motion carried. |
| N. Discussion and decision regarding the alignment of the Frontage Rd. north of I40 and authorizing solicitation of engineering bids: H. Holmes | Harry said staff recommends the South alignment with free flow intersections. The North alignment is too close to Ellen Way and splits 2 parcels into unusable sizes. The South route costs \$300,000 less. Dennis said Rich Gorney and Doc Wurgler have approached the |

landowners and Mr. Dagget has concerns about the North alignment. Doc said Mr. Sandram doesn't need a road due to his frontage and has past issues with the City, and Mr. Singh is in favor of the South route. City engineer, Richard Aldridge, approved the intersection design. Harry asked for approval of the South alignment and to get 30% plans.

Councilman Moore moved to approve the South alignment and to review the engineering costs at the next meeting. Councilman Hiemenz seconded. Motion carried.

V. REPORTS AND INFORMATIONAL ITEMS

A. Mayor and Council Reports

Mayor Edes said State Shared Revenues are at stake and the League has sent out info. We can keep more control or spend more on public safety. He's looking for input after Council reads the info, so he can take it to the League meeting.

He also met with Mr. Keethler, Al Richmond and America in Miniature who is interested in developing a park on the "Arizona Territory" land. They have 40 parks worldwide. Iwerks or Imax are both interested in Williams and may partner with the Railroad Museum.

Councilman Moore said he had received hundreds of compliments on the Christmas decorations, especially the big tree.

B. City Manager and Staff Reports

Dennis said he has a meeting with the Forest Service on the 16th and the Town Hall on Forest Road Closures is the 18th. He has a Parker Davis meeting on 1/26 and will meet with our Legislators in Phoenix on 2/5.

Harry said Grand Canyon Villa (condos) is on the P&Z agenda Tuesday night. They have sent out letters regarding the Grand Canyon Blvd. easements, and the legal issues may take up to a year.

Carolyn asked for input on the Boards & Commissions ordinance rewrite. All councilmen's

WILLIAMS CITY COUNCIL REGULAR MEETING

**ANNOTATED MINUTES
AGENDA ITEM**

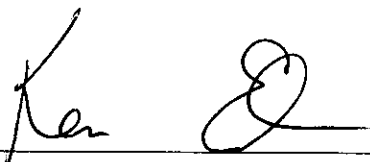
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**DATE: JANUARY 11, 2007
COUNCIL ACTION**

financial statements are due by the end of the month. Rose is having a fundraiser for the Sanders Family. Carolyn asked for a good date for the Council retreat, and will arrange Tuesday, 2/6. She announced the State Housing & Finance Authority will be offering single family mortgage bonds in the City if there are no objections.

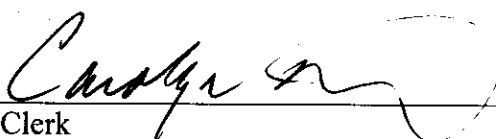
VII. ADJOURN

Councilman Moore moved to adjourn. Councilman Hamby seconded. Meeting adjourned at 9:13 p.m.



Mayor

ATTEST



City Clerk